LONDON BOROUGH OF LAMBETH
Delegated Register 24/02657/DET

Approver:	**E Kiernan** **05/12/2024**

Site:	The Farside Bar and Kitchen, 144 Stockwell Road London Lambeth SW9 9TQ
Description:	Approval of details pursuant to conditions 4 & 6 (Details of all existing and proposed service runs) and 5 &7 (Full details of features) of Listed building ref: 23/02589/LB (Change of use of the ancillary rooms to the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit. Internal alterations involving the creation of a new bathroom to the rear outrigger and removal of wall between the existing kitchen and store at first floor level and the removal of the wall to the front room at second floor level, along with other associated works) granted on 22.05.2024.
Drawings:	Details of new and reinstated features July 2024; Details of existing and proposed services Rev C November 2024; Response notes 23/02589/LB
Case officer:	George Hodgkinson
Recommendation:	Grant Permission to discharge Conditions 4, 5, 6 and 7 of 23/02589/LB

1. APPLICATION

1.1 Approval of details pursuant to conditions 4 & 6 (Details of all existing and proposed service runs) and 5 &7 (Full details of features) of Listed building ref: 23/02589/LB (Change of use of the ancillary rooms to the Public House at first and second floor level into 2 residentials units (Use Class C3). External alterations involving erection of a side extension at first floor level with 2 roof lights and creation of a rear roof terrace incorporating a balustrade; addition of secondary glazing; restoration of the front facade including reinstating the signage, new entrance doors; repair of the roof and soffit.

1.2 Internal alterations involving the creation of a new bathroom to the rear outrigger and removal of wall between the existing kitchen and store at first floor level and the removal of the wall to the front room at second floor level, along with other associated works) granted on 22.05.2024.

2. CONDITION

2.1 The relevant conditions state:

4. Prior to the commencement of development, full details of all existing and proposed service runs including water and gas pipework, flues, extraction, wiring, switches and sockets shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details.

Reason: To preserve the character and appearance of the Grade II listed host building. (Policy Q20 of the Lambeth Local Plan (2021)).

5. Prior to the commencement of development, full details, including detailed drawings of any new, reinstated historic features and details including doors, architraves, skirtings, cornices, panelling, ceiling roses and fireplaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details.

Reason: To preserve the character and appearance of the Grade II listed host building. (Policy Q20 of the Lambeth Local Plan (2021)).

6. Prior to the commencement of development, full details of all existing and proposed service runs including water and gas pipework, flues, extraction, wiring, switches and sockets shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.

Reason: To preserve the character and appearance of the Grade II listed host building. (Policy Q20 of the Lambeth Local Plan (2021)).

7. Prior to the commencement of development, full details, including detailed drawings of any new, reinstated historic features and details including doors, architraves, skirtings, cornices, panelling, ceiling roses and fireplaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Grade II listed host building. (Policy Q20 of the Lambeth Local Plan (2021)).

2.2 The relevant policies to be considered for this application are those stated in the reasons for the condition as above.

3. CONSULTATION

Conservation & Urban Design
Conditions 4 & 6

Rainwater pipe to be run internally and not on the externally of the front elevation. This is not shown on the plan, we require more information on this.

Welcome the removal of the gas pipes.

No objection to revised details.

Conditions 5 & 7

No objections

4. CONCLUSION

4.1 Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of relevant policies cited in the reasons for conditions 4, 5, 6 and 7 of 23/02589/LB have been met and can be fully discharged.

5. RECOMMENDATION

5.1 Grant permission to discharge conditions 4, 5, 6 and 7 of 23/02589/LB